

Signs and Street Graphics

DR020



What do I need to know about sign regulations?



The City of Redmond sign code and design guidelines exist to encourage the effective and creative use of signs within the city, to encourage a safe environment by reducing excessive advertising distractions, to encourage economic development and growth, and to enable the fair and consistent enforcement of these regulations. Sign regulations help achieve these goals by permitting quality signs in public places by reducing clutter and overcompetition of signs and by prohibiting signs that are potentially unsafe or distracting to traffic movements.

Permits and General Exemptions

A sign permit or sign program (as part of a multi-building/multi-tenant development) is required whenever any signs are not exempt from administrative review by the City. The City exempts minor repairs to existing signs and a number of signs types from permit review, including: flagpoles and flags, street furniture, seasonal decorations, window signs (not

associated with a home business), wayfinding and parking signs (may be size-limited), and other such signs as enumerated in the sign code.

A general sign permit application can be found online at redmond.gov/eventpermit and a sign program application at redmond.gov/landuseforms. City staff can provide assistance in preparing and submitting either application type by e-mailing planneroncall@redmond.gov or calling 425-556-2494.

Prohibited Signs

The City prohibits the following sign types in all cases: animated signs (except barber poles, hands of a clock, and digital changers); streamers, pennants, and banners; obscene signs; signs that could confuse vehicular traffic; signs for home businesses; signs wholly or partially above a roofline; signs placed or attached to a vehicle, vessel, or trailer advertising a business, service, or product; and signs affixed to utility poles, trees, and fences (exception for construction purposes).

General Requirements

Signs, while meant to be visible, are required to minimize the impact of lighting from view of the public right-of-way. Strobe lights, revolving beacon or flashing lights, and exposed incandescent lamps with external reflectors or internal metallic reflectors are a prohibited means of lighting a

sign.

Any freestanding or monument signs located near the public right-of-way must provide for adequate sight clearance at intersections. The requirements for sight clearance can be found in RZC 21.52.040, Sight Clearance at Intersections.

All signs must be maintained in state of good repair. Any signs that have deteriorated beyond an acceptable standard or deemed unsafe may be sent a code enforcement notice to remove or repair the sign(s) within five days.

Commonly Permitted Signs

The City commonly permits a wide variety of signs types for commercial, mixed-use, and industrial uses/developments. The range of sign types includes: freestanding, monument, wall, awning, canopy, projecting, marquee, blade, bracket, and sandwich board sign types. This list is not necessarily exhaustive of the permitted sign types. Signs that are permitted and require administrative review are regulated by sign type, number of signs, sign area and height, and location.

The Permitted Sign Charts section of the sign code (RZC 21.44.010.F) provides detailed requirements for sign types.

For example, a property owner or tenant in the Town Square zone may be interested in locating a blade sign on a



façade. Since the blade sign is a pedestrian-oriented sign, the business owner may also choose to have a wall or awning sign in addition to the blade sign. The blade sign may be 6 square feet per sign face (two faces permitted) and located up to the top of the wall or façade it is attached to. The awning sign may be the larger 15% of the façade to which it is attached or 60 square feet up to a maximum of 300 square feet and located up to the top of the wall or façade it is attached to.

Sign Program

A sign program is intended to integrate the design and placement of signs proposed within a multi-tenant or multi-building development. A sign program serves to create common regulations for projects to encourage maximum incentive and latitude in the design and display of multiple signs. A sign program is required whenever:

- Two or more separate tenant spaces are to be created on the same parcel;
- Two or more separate tenant spaces are to be created within the same building; or
- Two or more buildings are designed to be created on the same parcel.

A complete sign program application includes the site plan of where the sign program will apply, text clearly explaining the type of signs that will be

incorporated (including lettering, size, material, illumination, and other like information), and elevation drawings of each proposed sign and locations whether on buildings or freestanding on -site.

Signs of a sign program must comply with both the sign code chapter and sign design standards (RZC 21.44.020). Signs must enhance the overall development by being designed and placed with the building architecture in mind. Signs must also create an attractive and consistent appearance within the development. A sign program must be developed to accommodate flexibility in future revisions from tenants or change in use.

Design Standards

The City provides design standards and guidelines for all new, modified, and/or reconstructed signs subject to a sign permit or sign program. The purpose of the code is to provide visual examples and design principles to achieve better sign designs that are attractive and help business owners capture their audience's attention. The design standards cover the topics of sign compatibility, legibility, placement, location, size, color, materials, and effective illumination for all signs generally. The design standards further establishes specific guidelines and standards for the following types of signs:

- Wall Signs
- Projecting Signs
- Blade Signs (Hanging Signs)
- Awning Signs
- Window Signs
- Monument Signs (Freestanding Signs)

All signs permits or sign programs that

require Design Review are required to comply with the design standards.

Applicable Code Sections

RZC 21.44: Signs and Street Graphics

Questions: 425-556-2494 or planneroncall@redmond.gov.

You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm.

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